

034.0

0004

0008.0

Map

Block

Lot

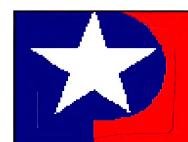
1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
464,300 / 464,300
464,300 / 464,300
464,300 / 464,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		GARDNER ST, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	3260.000	132,900		331,400	464,300	
Total Card	0.075	132,900		331,400	464,300	Entered Lot Size
Total Parcel	0.075	132,900		331,400	464,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	586.24	/Parcel:	586.24
						Land Unit Type:


Patriot
Properties Inc.

OWNERSHIP	Unit #:
Owner 1: CONROY JUDITH M / TRUSTEE	
Owner 2: JUDITH M CONROY TRUST	
Owner 3:	
Street 1: 61 GARDNER STREET	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1: CONROY JUDITH M -	
Owner 2: -	
Street 1: 61 GARDNER STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .075 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3260	Sq. Ft.	Site			0	64.	1.59	3									331,391						331,400	

Total AC/HA: 0.07484

Total SF/SM: 3260

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 331,391

Spl Credit

Total: 331,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Entered Lot Size	Total Land:	Land Unit Type:

User Acct
23780
GIS Ref
GIS Ref
Insp Date
11/16/18

USER DEFINED
Prior Id # 1: 23780
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/29/21 22:05:52
mmcmakin
2817
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

